



## STAFF REPORT

**Report To:** Board of Supervisors      **Meeting Date:** April 18, 2019

**Staff Contact:** Darren Schulz, Public Works Director

**Agenda Title:** For Possible Action: Discussion and possible action regarding the transfer of approximately 7,147 square feet of land from APN's 009-832-36, -37, -38, -39, -40, -41, -42, -43, -44, -45, and -46, from Reno Sun, LLC, to Carson City, and concerning authorization of the City Engineer to initiate and sign a Lot Line Adjustment with Reno Sun, LLC, in order to incorporate the acreage into the adjacent City-owned property known as APN 004-016-03. (Dan Stucky; DStucky@carson.org and Stephanie Hicks; SHicks@carson.org)

**Staff Summary:** In June 1997, a 15-foot drainage and public utility easement was accepted by Carson City through the Amended Plat of the Final Map of Quail Run Phase 1. Since this time, the City has been maintaining the easement area for the collection and conveyance of stormwater. The easement runs along the eastern property line of the Governor's Field Park on parcels where homes have not yet been constructed. Reno Sun, LLC, will be constructing the next phase of the development and has offered to give the property that the easement is located on in fee title to the City. The Carson City Planning Department has approved a Minor Variance to reduce the required lot sizes, lot widths and perimeter (rear) setbacks regarding the affected parcels.

**Agenda Action:** Formal Action / Motion      **Time Requested:** 10 minutes

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### **Proposed Motion**

I move to accept the donation of land as described on the record from Reno Sun, LLC, to Carson City, and authorize the City Engineer to initiate and sign a Lot Line Adjustment with Reno Sun, LLC, in order to incorporate the acreage into the adjacent City-owned property known as APN 004-016-03.

### **Board's Strategic Goal**

Sustainable Infrastructure

### **Previous Action**

March 17, 1994 - Carson City Board of Supervisors reviewed and approved the Tentative Map for Quail Run Planned Unit Development.

June 23, 1995 - Carson City Board of Supervisors approved the Final Map of Quail Run Phase 1 which included the dedication of a 17-foot drainage and public utility easement.

June 20, 1997 - Carson City Board of Supervisors approved the Amended Plat of the Final Map of Quail Run Phase 1 which reduced the 17-foot easement to a 15-foot drainage and public utility easement.

### **Background/Issues & Analysis**

Quail Run Planned Unit Development was originally approved in March 1994. The Carson City Board of Supervisors approved the Amended Plat of the Final Map of Quail Run Phase 1 in June 1997 which included the dedication of a 15-foot drainage and public utility easement along the eastern boundary of Governor's Field Park to serve for the collection and conveyance of stormwater. This conveyance is an integral component of the City's stormwater infrastructure as it conveys stormwater from the neighborhoods south of Fairview to the Linear Ditch.

Reno Sun, LLC, will be constructing the next phase of the development and has offered to give the property that the easement is located on in fee title to the City. Transferring this property to City ownership will allow for access and maintenance to the drainage area without having to navigate through the backyards of the soon-to-be constructed homes. The Carson City Planning Department has approved a Minor Variance to reduce the required lot sizes, lot widths and perimeter (rear) setbacks regarding the affected parcels.

The City will also be requesting that a note be placed on the Lot Line Adjustment Map which states that no gates for access directly to Governor's Field Park will be permitted.

**Applicable Statute, Code, Policy, Rule or Regulation**

NRS 244.276 (Purchase, sale or exchange of property with owners abutting road or flood control facility to adjust road or flood control facility)

**Financial Information**

**Is there a fiscal impact?** Yes

**If yes, account name/number:** N/A

**Is it currently budgeted?**

**Explanation of Fiscal Impact:** Transaction will result in \$38,451 in donated land based on Assessor's taxable valuation of land.

**Alternatives**

1. Decline to make a motion to accept the transfer of property described above from Reno Sun, LLC, to Carson City.
2. Provide other direction to staff.
3. Propose modified motion.

**Attachments:**

1. [FHO-Carson\\_BLA.pdf](#)
2. [Deed with Legal Descriptions\\_Carson.pdf](#)
3. [LotLineAdjustment\\_PUE-sig.pdf](#)
4. [0 MVAR-19-026 Reno Sun Manhard NOD.pdf](#)

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_

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(Vote Recorded By)

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# 2nd RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT

## FOR RENO SUN, LLC

**OWNER'S CERTIFICATE:**

THE UNDERSIGNED OWNER OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE:

- 1) WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
- 2) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT SHOWN HEREON.
- 3) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630.
- 4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
- 5) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE FOR THE TRANSFER OF THE LAND.

RENO SUN, LLC

BY: \_\_\_\_\_

NAME/TITLE: \_\_\_\_\_

**NOTARY PUBLIC ACKNOWLEDGMENT:**

STATE OF NEVADA }  
COUNTY OF CARSON CITY } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY \_\_\_\_\_ AS \_\_\_\_\_ OF RENO SUN, LLC, A NEVADA LIMITED LIABILITY COMPANY.

\_\_\_\_\_  
NOTARY PUBLIC

**OWNER'S CERTIFICATE:**

THE UNDERSIGNED OWNER OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE:

- 1) WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
- 2) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT SHOWN HEREON.
- 3) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630.
- 4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
- 5) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE FOR THE TRANSFER OF THE LAND.

CARSON CITY

BY: \_\_\_\_\_

NAME/TITLE: \_\_\_\_\_

**NOTARY PUBLIC ACKNOWLEDGMENT:**

STATE OF NEVADA }  
COUNTY OF CARSON CITY } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY \_\_\_\_\_ AS \_\_\_\_\_ OF CARSON CITY, A CONSOLIDATED MUNICIPALITY.

\_\_\_\_\_  
NOTARY PUBLIC

**TREASURER'S CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID.

ASSESSOR'S PARCEL NUMBERS 004-016-03, & 009-832-36 THROUGH 009-832-46

BY: \_\_\_\_\_ DATE \_\_\_\_\_

TITLE: \_\_\_\_\_

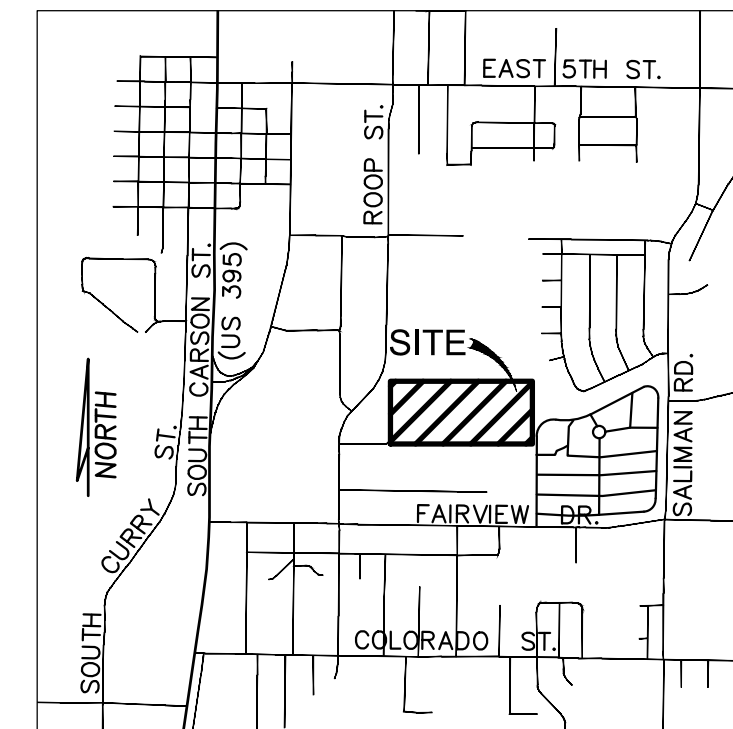
**PLANNING DIVISION CERTIFICATE:**

THIS LOT LINE ADJUSTMENT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING DIVISION.

LEE PLEMEL, COMMUNITY DEVELOPMENT DIRECTOR  
CARSON CITY COMMUNITY DEVELOPMENT DATE \_\_\_\_\_

**VICINITY MAP**

NOT TO SCALE



**BASIS OF BEARINGS:**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94 HARN) DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS OF THE 2010 CARSON CITY CONTROL NETWORK AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010, AS FILE NO. 403435 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA.

A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0002 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND VALUES.

ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES IN U.S. FEET.

ROTATE THE BEARINGS SHOWN HEREIN 0°00'53" COUNTER-CLOCKWISE TO MATCH THE BEARINGS SHOWN ON REFERENCED MAPS 2585 AND 2825.

**REFERENCES:**

- (R1) MAP 726, PARCEL MAP FOR HAROLD C. & LOIS J. HEITMILLER & SHEERIN-OAKS PARTNERSHIP NO. 2, RECORDED MARCH 29, 1979 AS FILE NO. 86800, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R2) MAP 2338, FINAL MAP FOR HERITAGE PARK PHASE 2 AT QUAIL RUN PLANNED UNIT DEVELOPMENT, RECORDED OCTOBER 19, 1999 AS FILE NO. 241394 IN BOOK 8, PAGE 2338, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R3) MAP 2585, FINAL MAP FOR HERITAGE PARK PHASE 6 AT QUAIL RUN PLANNED UNIT DEVELOPMENT, RECORDED DECEMBER 22, 2005 AS FILE NO. 347539 IN BOOK 9, PAGE 2585, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R4) MAP 2825, RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT FOR FLORSHEIM LAND COMPANY, LLC, RECORDED OCTOBER 6, 2014 AS FILE NO. 447947 IN BOOK 10, PAGE 2825, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R5) MAP 2298, FINAL MAP OF THE ROOP STREET SOUTH SUBDIVISION, RECORDED OCTOBER 9, 1998 AS FILE NO. 224532 IN BOOK 8, PAGE 2298, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R6) MAP 2224, AMENDED PLAT OF QUAIL RUN PHASE 1 PLANNED UNIT DEVELOPMENT, RECORDED JUNE 20, 1997 AS FILE NO. 204574 IN BOOK 8, PAGE 2224, OFFICIAL RECORDS OF CARSON CITY, NEVADA

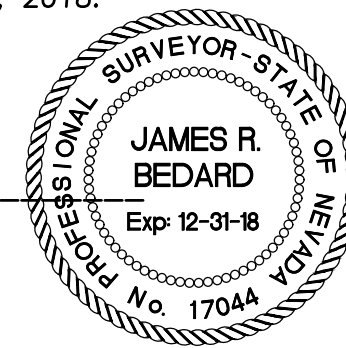
**NOTES:**

1. NO NEW PARCELS ARE CREATED AS A RESULT OF THIS MAP.
2. FOR CORRESPONDING WRITTEN DESCRIPTION DEPICTING THE LOT LINE ADJUSTMENT, SEE RECORDER'S DOCUMENT # \_\_\_\_\_.
3. THIS RECORD OF SURVEY IS NOT IN CONFLICT WITH THE CURRENT ADOPTED ZONING OF THE SUBJECT PARCELS AND THE PROVISIONS OF CHAPTER 18.04 OF THE CARSON CITY MUNICIPAL CODE.
4. THE CURRENT ZONING DISTRICT FOR THE SUBJECT PROPERTY IS MOBILE HOME-6,000 PLANNED UNIT DEVELOPMENT (MH6-P) AND THE MASTER PLAN DESIGNATION IS MEDIUM DENSITY RESIDENTIAL (MDR).
5. THERE ARE NO WELLS, SEPTIC SYSTEMS OR STRUCTURES ON THESE PARCELS EXCEPT AS SHOWN.
6. THE AREA THAT LIES BETWEEN THE PRIVATE STREET AND THE FRONT BUILDING FACE AND ENTRY COURTYARD WALL FACE IS A COMMON OPEN SPACE EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, AND LANDSCAPING PER MAP NO. 2585.
7. THE PARCELS ARE WITHIN FEMA FLOOD ZONES X (0.2% ANNUAL CHANCE OF FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE) AND AO (SPECIAL FLOOD HAZARD AREA WITH DEPTH OF 2 FEET), AS SHOWN ON FIRM PANEL 3200010094F, EFFECTIVE DECEMBER 22, 2016.

**SURVEYOR'S CERTIFICATE:**

I, JAMES R. BEDARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY THE PROPOSED BOUNDARY LINE ADJUSTMENT.
- 2) THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCE IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 2) THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.
- 3) ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340.
- 4) I HAVE PREPARED THIS MAP AT THE INSTANCE OF FLORSHEIM HOMES.
- 5) THE LANDS SURVEYED LIE WITHIN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, CARSON CITY, NEVADA AND THE SURVEY WAS COMPLETED ON JULY 5, 2018.



JAMES R. BEDARD,  
NEVADA P.L.S. 17044

**RECORDER'S CERTIFICATE:**

FILED FOR RECORD AT THE REQUEST OF MANHARD CONSULTING, LTD. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_\_\_ M. IN BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_ OF OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: \_\_\_\_\_ BY: \_\_\_\_\_  
RECORDER

FILE NUMBER: \_\_\_\_\_ BY: \_\_\_\_\_

**LLA-18-**

2nd RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT FOR:

### RENO SUN, LLC

ADJUSTING THE LINE BETWEEN LOTS 58A THROUGH 66A, INCLUSIVE, LOT 103A, & LOT 104A OF RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 2825 AND DOC. 88714, BOOK 10B, PAGE 562 SITUATE IN THE NORTHEAST 1/4 OF SECTION 20, T15N, R20E, MDB&M CARSON CITY NEVADA

**Manhard CONSULTING LTD**

8800 Double R Blvd, Suite 101, Reno, NV 89521 tel: (775) 746-9500 fax: (775) 746-9520 www.manhard.com

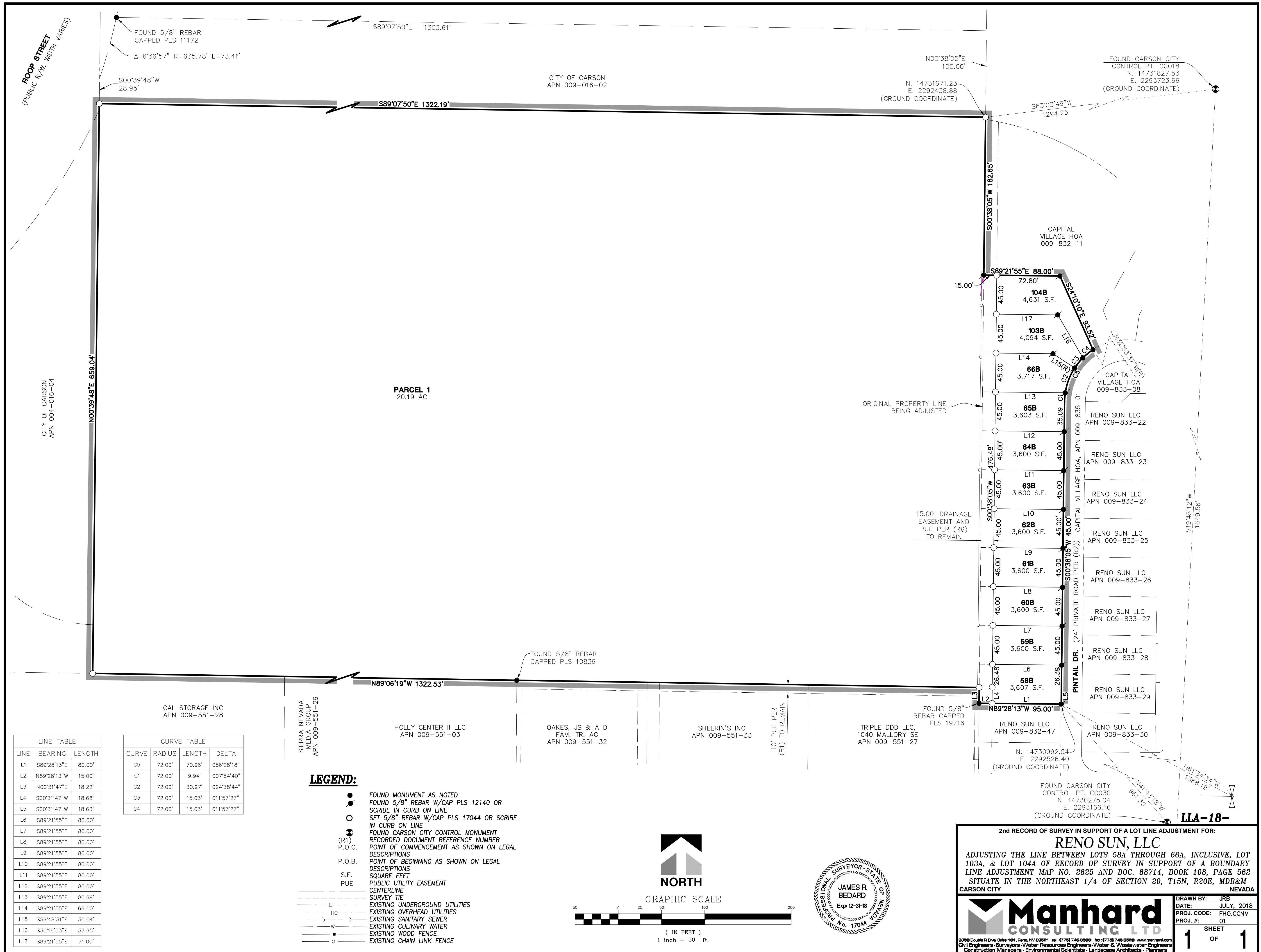
Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers  
Construction Managers - Environmental Scientists - Landscape Architects - Planners

DRAWN BY: JRB  
DATE: JULY, 2018  
PROJ. CODE: FHO.CCNV  
PROJ. #: 01

SHEET 1 OF 1

MAP

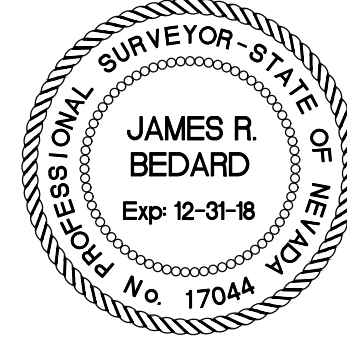
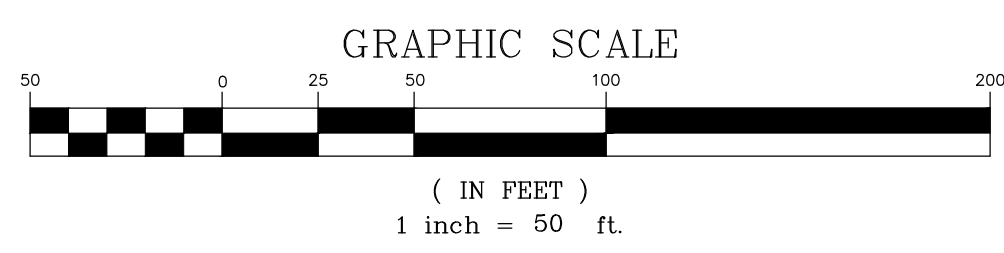
August 13, 2018 - 13:18 Day Name: F:\Projects\01\Drawings\Record Drawings\Bldg-Carson\FHC-Carson\_Bldg.dwg Updated By: Jbedard



LINE	BEARING	LENGTH
L1	S89°28'13"E	80.00'
L2	N89°28'13"W	15.00'
L3	N00°31'47"E	18.22'
L4	S00°31'47"W	18.68'
L5	S00°31'47"W	18.63'
L6	S89°21'55"E	80.00'
L7	S89°21'55"E	80.00'
L8	S89°21'55"E	80.00'
L9	S89°21'55"E	80.00'
L10	S89°21'55"E	80.00'
L11	S89°21'55"E	80.00'
L12	S89°21'55"E	80.00'
L13	S89°21'55"E	80.69'
L14	S89°21'55"E	66.00'
L15	S56°48'31"E	30.04'
L16	S30°19'53"E	57.65'
L17	S89°21'55"E	71.00'

CURVE	RADIUS	LENGTH	DELTA
C5	72.00'	70.96'	056°28'18"
C1	72.00'	9.94'	007°54'40"
C2	72.00'	30.97'	024°38'44"
C3	72.00'	15.03'	011°57'27"
C4	72.00'	15.03'	011°57'27"

- LEGEND:**
- FOUND MONUMENT AS NOTED
  - FOUND 5/8" REBAR W/CAP PLS 12140 OR SCRIBE IN CURB ON LINE
  - SET 5/8" REBAR W/CAP PLS 17044 OR SCRIBE IN CURB ON LINE
  - ⊙ FOUND CARSON CITY CONTROL MONUMENT RECORDED DOCUMENT REFERENCE NUMBER P.O.C.
  - ⊙ DESCRIPTIONS POINT OF BEGINNING AS SHOWN ON LEGAL DESCRIPTIONS
  - S.F. SQUARE FEET
  - PUE PUBLIC UTILITY EASEMENT
  - CENTERLINE SURVEY TIE
  - E- EXISTING UNDERGROUND UTILITIES
  - HO- EXISTING OVERHEAD UTILITIES
  - W- EXISTING SANITARY SEWER
  - W- EXISTING CULINARY WATER
  - W- EXISTING WOOD FENCE
  - o- EXISTING CHAIN LINK FENCE



**2nd RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT FOR:**  
**RENO SUN, LLC**  
 ADJUSTING THE LINE BETWEEN LOTS 58A THROUGH 66A, INCLUSIVE, LOT 103A, & LOT 104A OF RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 2825 AND DOC. 88714, BOOK 108, PAGE 582 SITUATE IN THE NORTHEAST 1/4 OF SECTION 20, T15N, R20E, MDB&M CARSON CITY NEVADA

DRAWN BY: JRB  
 DATE: JULY, 2018  
 PROJ. CODE: FHO.CCNV  
 PROJ. #: 01  
 SHEET 1 OF 1

**Manhard CONSULTING LTD**  
 8800 Double R Blvd, Suite 101, Reno, NV 89521 Tel: (775) 746-9300 Fax: (775) 746-9300 www.manhard.com  
 Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers  
 Construction Managers - Environmental Scientists - Landscape Architects - Planners

**APN's: 004-016-03, 009-832-36, 009-832-37, 009-832-38,  
009-832-39, 009-832-40, 009-832-41, 009-832-42, 009-832-43,  
009-832-44, 009-832-45, 009-832-46**

Mail Tax Statements to:  
Reno Sun, LLC  
1701 W. March Ln., Suite D  
Stockton, CA 95207

When recorded, return to:  
Reno Sun, LLC  
1701 W. March Ln., Suite D  
Stockton, CA 95207

### **BOUNDARY LINE ADJUSTMENT – QUITCLAIM DEED**

This Boundary Line Adjustment Quitclaim Deed is made this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by **RENO SUN, LLC, a Nevada Limited Liability Company**, as **GRANTOR** and **CARSON CITY, NEVADA, a Consolidated Municipality**, as **GRANTEE**, as applicable with reference to the following facts, and is as follows:

#### **RECITALS:**

**A. GRANTOR** is the present owner of that certain real property situate in Carson City, Nevada, being more particularly described as follows:

See **EXHIBITS “A-2” through “A-12”, inclusive**, attached hereto and incorporated herein by reference.

**B. GRANTEE** is the present owner of that certain real property situate in Carson City, Nevada, being more particularly described as follows:

See **EXHIBITS “A-1”**, attached hereto and incorporated herein by reference.

**C. GRANTOR** and **GRANTEE** share a common boundary line, and desire to adjust such common boundary lines without creating a new parcel;

**NOW, THEREFORE**, for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged by **GRANTOR**, said **GRANTOR** for the purposes of adjusting the common boundary line between said **GRANTEE’S** and **GRANTOR’S** parcel does hereby grant, bargain and sell to **GRANTEE** the lands necessary to adjust the common lines between said parcels such that the resulting parcels described in the attached **EXHIBITS “B-1” through “B-12”, inclusive**. The results of this adjustment are graphically shown on a Record of Survey map being recorded concurrently herewith.







**EXHIBIT "A-1"****LEGAL DESCRIPTION****VESTING PARCEL, GOVERNOR'S FIELD  
004-016-03****CARSON CITY**

All that real property described in that Quitclaim Deed recorded May 6, 1971 as File No. 88714 in Book 108, Page 562, Official Records of Carson City, Nevada, situate within the Northeast 1/4 of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, Nevada, described as follows:

The N 1/2 of the SW 1/4 of the NE 1/4 of Section 20, T. 15 N., R. 20 E., M.D.B.&M.

**EXHIBIT "A-2"****LEGAL DESCRIPTION**

**LOT 58A, DOCUMENT NO. 485311  
009-832-46**

**RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE 1/4 of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 58 and Lot 59 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 58 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and West right-of-way North 89°29'06" West, 95.00 feet to the West boundary of said Lot 58;

THENCE along said West boundary, North 00°30'54" East, 18.71 feet;

THENCE continuing along said West boundary and along the West boundary of said Lot 59, North 00°37'12" East, 26.48 feet;

THENCE departing said West boundary, South 89°22'48" East, 95.00 feet to the Northeast corner of said Lot 58 also being on the aforementioned West right-of-way of Pintail Drive;

THENCE along said West right-of-way and the East boundary of said Lot 58, South 00°37'12" West, 26.39 feet;

THENCE continuing along said common boundary, South 00°30'54" West, 18.63 feet to the aforementioned Southeast corner of said Lot 58 and the POINT OF BEGINNING.

Containing 4,285 square feet of land more or less.

**EXHIBIT "A-3"****LEGAL DESCRIPTION****LOT 59A, DOCUMENT NO. 485311  
009-832-45****RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 59 and Lot 60 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 59 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and West right-of-way North 89°22'48" West, 95.00 feet to the West boundary of said Lot 59;

THENCE along said West boundary and the West boundary of said Lot 60, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 95.00 feet to the Northeast corner of said Lot 59 also being on the aforementioned West right-of-way of Pintail Drive;

THENCE along said West right-of-way and the East boundary of said Lot 59, South 00°37'12" West, 45.00 feet to the aforementioned Southeast corner of said Lot 59 and the POINT OF BEGINNING.

Containing 4,275 square feet of land more or less.

**EXHIBIT "A-4"****LEGAL DESCRIPTION**

**LOT 60A, DOCUMENT NO. 485311  
009-832-44**

**RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 60 and Lot 61 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 60 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and West right-of-way North 89°22'48" West, 95.00 feet to the West boundary of said Lot 60;

THENCE along said West boundary and the West boundary of said Lot 61, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 95.00 feet to the Northeast corner of said Lot 60 also being on the aforementioned West right-of-way of Pintail Drive;

THENCE along said West right-of-way and the East boundary of said Lot 60, South 00°37'12" West, 45.00 feet to the aforementioned Southeast corner of said Lot 60 and the POINT OF BEGINNING.

Containing 4,275 square feet of land more or less.

**EXHIBIT "A-5"****LEGAL DESCRIPTION****LOT 61A, DOCUMENT NO. 485311  
009-832-43****RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 61 and Lot 62 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 61 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and West right-of-way North 89°22'48" West, 95.00 feet to the West boundary of said Lot 61;

THENCE along said West boundary and the West boundary of said Lot 62, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 95.00 feet to the Northeast corner of said Lot 61 also being on the aforementioned West right-of-way of Pintail Drive;

THENCE along said West right-of-way and the East boundary of said Lot 61, South 00°37'12" West, 45.00 feet to the aforementioned Southeast corner of said Lot 61 and the POINT OF BEGINNING.

Containing 4,275 square feet of land more or less.

**EXHIBIT "A-6"****LEGAL DESCRIPTION****LOT 62A, DOCUMENT NO. 485311  
009-832-42****RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 62 and Lot 63 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 62 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and West right-of-way North 89°22'48" West, 95.00 feet to the West boundary of said Lot 62;

THENCE along said West boundary and the West boundary of said Lot 63, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 95.00 feet to the Northeast corner of said Lot 62 also being on the aforementioned West right-of-way of Pintail Drive;

THENCE along said West right-of-way and the East boundary of said Lot 62, South 00°37'12" West, 45.00 feet to the aforementioned Southeast corner of said Lot 62 and the POINT OF BEGINNING.

Containing 4,275 square feet of land more or less.

**EXHIBIT "A-7"****LEGAL DESCRIPTION****LOT 63A, DOCUMENT NO. 485311  
009-832-41****RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 63 and Lot 64 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 63 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and West right-of-way North 89°22'48" West, 95.00 feet to the West boundary of said Lot 63;

THENCE along said West boundary and the West boundary of said Lot 64, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 95.00 feet to the Northeast corner of said Lot 63 also being on the aforementioned West right-of-way of Pintail Drive;

THENCE along said West right-of-way and the East boundary of said Lot 63, South 00°37'12" West, 45.00 feet to the aforementioned Southeast corner of said Lot 63 and the POINT OF BEGINNING.

Containing 4,275 square feet of land more or less.

**EXHIBIT "A-8"****LEGAL DESCRIPTION****LOT 64A, DOCUMENT NO. 485311  
009-832-40****RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 64 and Lot 65 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 64 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and West right-of-way North 89°22'48" West, 95.00 feet to the West boundary of said Lot 64;

THENCE along said West boundary and the West boundary of said Lot 65, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 95.00 feet to the Northeast corner of said Lot 64 also being on the aforementioned West right-of-way of Pintail Drive;

THENCE along said West right-of-way and the East boundary of said Lot 64, South 00°37'12" West, 45.00 feet to the aforementioned Southeast corner of said Lot 64 and the POINT OF BEGINNING.

Containing 4,275 square feet of land more or less.



**EXHIBIT "A-9"****LEGAL DESCRIPTION**

**LOT 65A, DOCUMENT NO. 485311  
009-832-39**

**RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 65 and Lot 66 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 65 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and West right-of-way North 89°22'48" West, 95.00 feet to the West boundary of said Lot 65;

THENCE along said West boundary and the West boundary of said Lot 66, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 95.69 feet to the Northeast corner of said Lot 65 being on the aforementioned West right-of-way of Pintail Drive and being the beginning of a non-tangent curve to the left;

THENCE along said West right-of-way and the East boundary of said Lot 65, from a tangent which bears South 08°31'52" West, 9.94 feet along the arc of a 72.00 foot radius curve through a central angle of 07°54'40";

THENCE continuing along said common boundary, South 00°37'12" West, 35.09 feet to the aforementioned Southeast corner of said Lot 65 and the POINT OF BEGINNING.

Containing 4,278 square feet of land more or less.

**EXHIBIT "A-10"****LEGAL DESCRIPTION****LOT 66A, DOCUMENT NO. 485311  
009-832-38****RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 66 and Lot 103 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 66 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and said West right-of-way, North 89°22'48" West, 95.69 feet to the West boundary of said Lot 66;

THENCE along said West boundary and the West boundary of said Lot 103, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 81.00 feet to an angle point in the North boundary of said Lot 66 and the South boundary of said Lot 103;

THENCE along said common boundary, South 56°49'24" East, 30.04 feet to the Northeast corner of said Lot 66 also being on the aforementioned West right-of-way of Pintail Drive also being the beginning of a non-tangent curve to the left;

THENCE along said West right-of-way and the East boundary of said Lot 66 from a tangent which bears South 33°10'36" West, 30.97 feet along a 72.00 foot radius curve through a central angle of 24°38'44" to the aforementioned Southeast corner of Lot 66 and the POINT OF BEGINNING.

Containing 4,392 square feet of land more or less.

**EXHIBIT "A-11"****LEGAL DESCRIPTION**

**LOT 103A, DOCUMENT NO. 485311  
009-832-37**

**RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being portions of Lot 103 and Lot 104 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 103 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and said West right-of-way and along the boundary common to said Lot 103 and Lot 66 of said Final Map for Heritage Park Phase 6, North 56°49'24" West, 30.04 feet;

THENCE departing said common boundary, North 89°22'48" West, 81.00 feet to the West boundary of said Lot 103;

THENCE along said West boundary and the West boundary of said Lot 104, North 00°37'12" East, 45.00 feet;

THENCE departing said West boundary, South 89°22'48" East, 86.00 feet to an angle point in the North boundary of said Lot 103 and the South boundary of said Lot 104;

THENCE along said common boundary, South 30°20'46" East, 57.65 feet to the Easterly most corner of said Lot 103 being on the aforementioned West right-of-way of Pintail Drive also being the beginning of a non-tangent curve to the left;

THENCE along said West right-of-way and the East boundary of said Lot 103 from a tangent which bears South 45°08'03" West, 15.03 feet along a 72.00 foot radius curve through a central angle of 11°57'27" to the aforementioned Southeast corner of Lot 103 and the POINT OF BEGINNING.

Containing 3,969 square feet of land more or less.

**EXHIBIT "A-12"****LEGAL DESCRIPTION****LOT 104A, DOCUMENT NO. 485311  
009-832-36****RENO SUN, LLC**

All that certain real parcel of land situate within a portion of the NE ¼ of Section 20, T.15N., R20E., M.D.M., within Carson City, State of Nevada, and being a portion of Lot 104 of Block A per Final Map #05-044, Heritage Park Phase 6 at Quail Run recorded December 22, 2005 in Book 9, Page 2585, File No. 347539 as Map Number 2585 in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southerly most corner of said Lot 104 being on the West right-of-way of Pintail Drive dedicated per said Final Map for Heritage Park Phase 6;

THENCE departing said corner and said West right-of-way and along the boundary common to said Lot 104 and Lot 103 of said Final Map for Heritage Park Phase 6, North 30°20'46" West, 57.65 feet;

THENCE departing said common boundary, North 89°22'48" West, 86.00 feet to the West boundary of said Lot 104;

THENCE along said West boundary, North 00°37'12" East, 45.00 feet to the Northwest corner of said Lot 104;

THENCE departing said corner and along the North boundary of said Lot 104 also being the South boundary of Lot D of Block A per said Final Map for Heritage Park Phase 6, South 89°22'48" East, 88.00 feet to an angle point in said common boundary;

THENCE continuing along said common boundary, South 24°11'03" East, 93.52 feet to the Easterly most corner of said Lot 104 being on the aforementioned West right-of-way of Pintail Drive also being the beginning of a non-tangent curve to the left;

THENCE along said West right-of-way and the East boundary of said Lot 104 from a tangent which bears South 67°05'30" West, 15.03 feet along a 72.00 foot radius curve through a central angle of 11°57'27" to the aforementioned Southeast corner of Lot 104 and the POINT OF BEGINNING.

Containing 5,306 square feet of land more or less.

## EXHIBIT "B-1"

### LEGAL DESCRIPTION ADJUSTED PARCEL 1, GOVERNOR'S FIELD CARSON CITY

All that real property described in that Quitclaim Deed recorded May 6, 1971 as File No. 88714 in Book 108, Page 562, Official Records of Carson City, Nevada, situate within the Northeast 1/4 of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, Nevada, described as follows:

The N 1/2 of the SW 1/4 of the NE 1/4 of Section 20, T. 15 N., R. 20 E., M.D.B.&M.

TOGETHER WITH the East 15.00 feet of Lots 58A, 59A, 60A, 61A, 62A, 63A, 64A, 65A, 66A, 103A, and 104A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada.

The resultant parcel being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 58A,

THENCE along the West line of said Lot 58A, North 00°31'47" East, 18.22 feet to the Northeast corner of Parcel 2 shown on that Record of Survey of a Lot Line Adjustment recorded December 10, 1991 as File No. 122975 in Book 7, Page 1910, Official Records of Carson City, Nevada, being the Southeast corner of the North One-half of the Southwest One-quarter of the Northeast One-quarter (N1/2 SW1/4 NE1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian;

THENCE departing said West line, along the boundary of said N1/2 SW1/4 NE1/4 of Section 20 the following four (4) courses:

1. North 89°06'19" West, 1322.53 feet;
2. North 00°39'48" East, 659.04 feet;
3. South 89°07'50" East, 1322.19 feet;
4. South 00°38'05" West, 182.65 feet, to the Northwest corner of said Lot 104A;

THENCE departing said boundary, along the Northerly line of said Lot 104A, South 89°21'55" East, 15.00 feet;

THENCE departing said Northerly line, South 00°38'05" West, 476.48 feet to a point on the South line of said Lot 58A;

THENCE along said South line, North 89°28'13" West, 15.00 feet, to the POINT OF BEGINNING.

Containing 20.19 acres.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

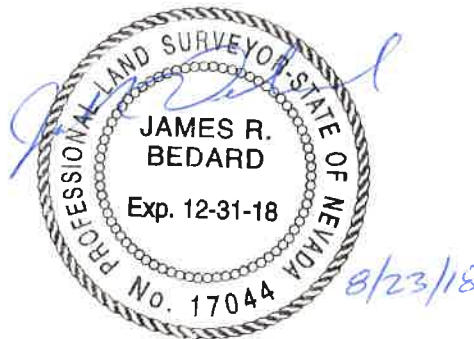
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard.**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-2"****LEGAL DESCRIPTION  
ADJUSTED LOT 58B  
RENO SUN, LLC**

A portion of Lot 58A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 58A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said West line, along the South line of said Lot 58A, North 89°28'13" West, 80.00 feet;

THENCE departing said South line, North 00°31'47" East, 18.68 feet;

THENCE North 00°38'05" East, 26.48 feet to the North line of said Lot 58A;

THENCE along said North line, South 89°21'55" East, 80.00 feet to the Northeast corner of said Lot 58A, being a point on the aforementioned West line of Pintail Drive;

THENCE departing said North line, along said West line of Pintail Drive, South 00°38'05" West, 26.39 feet;

THENCE continuing along said West line, South 00°31'47" West, 18.63 feet to the POINT OF BEGINNING.

Containing 3,607 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

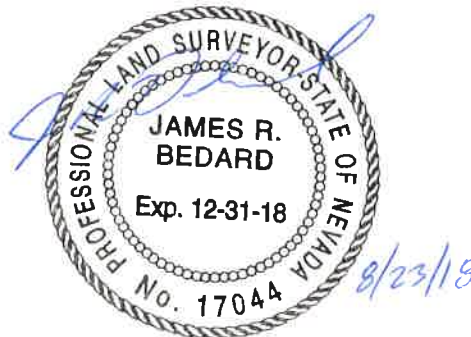
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-3"****LEGAL DESCRIPTION  
ADJUSTED LOT 59B  
RENO SUN, LLC**

A portion of Lot 59A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

**BEGINNING** at the Southeast corner of said Lot 59A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

**THENCE** departing said West line, along the South line of said Lot 59A, North 89°21'55" West, 80.00 feet;

**THENCE** departing said South line, North 00°38'05" East, 45.00 feet to the North line of said Lot 59A;

**THENCE** along said North line, South 89°21'55" East, 80.00 feet to the Northeast corner of said Lot 59A, being a point on the aforementioned West line of Pintail Drive;

**THENCE** departing said North line, along said West line of Pintail Drive, South 00°38'05" West, 45.00 feet to the **POINT OF BEGINNING**.

Containing 3,600 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

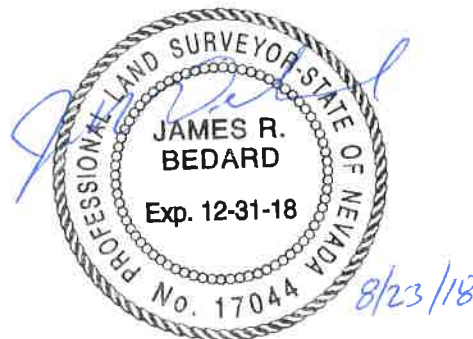
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501





**EXHIBIT "B-4"****LEGAL DESCRIPTION  
ADJUSTED LOT 60B  
RENO SUN, LLC**

A portion of Lot 60A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 60A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said West line, along the South line of said Lot 60A, North 89°21'55" West, 80.00 feet;

THENCE departing said South line, North 00°38'05" East, 45.00 feet to the North line of said Lot 60A;

THENCE along said North line, South 89°21'55" East, 80.00 feet to the Northeast corner of said Lot 60A, being a point on the aforementioned West line of Pintail Drive;

THENCE departing said North line, along said West line of Pintail Drive, South 00°38'05" West, 45.00 feet to the POINT OF BEGINNING.

Containing 3,600 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

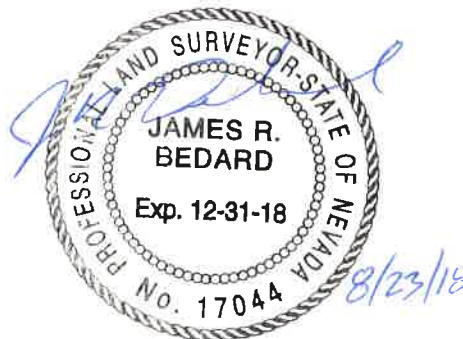
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-5"****LEGAL DESCRIPTION  
ADJUSTED LOT 61B  
RENO SUN, LLC**

A portion of Lot 61A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 61A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said West line, along the South line of said Lot 61A, North 89°21'55" West, 80.00 feet;

THENCE departing said South line, North 00°38'05" East, 45.00 feet to the North line of said Lot 61A;

THENCE along said North line, South 89°21'55" East, 80.00 feet to the Northeast corner of said Lot 61A, being a point on the aforementioned West line of Pintail Drive;

THENCE departing said North line, along said West line of Pintail Drive, South 00°38'05" West, 45.00 feet to the POINT OF BEGINNING.

Containing 3,600 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

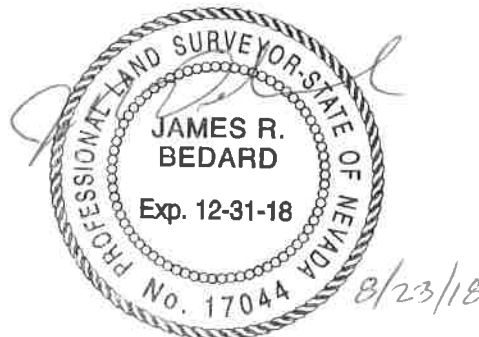
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-6"****LEGAL DESCRIPTION  
ADJUSTED LOT 62B  
RENO SUN, LLC**

A portion of Lot 62A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 62A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said West line, along the South line of said Lot 62A, North 89°21'55" West, 80.00 feet;

THENCE departing said South line, North 00°38'05" East, 45.00 feet to the North line of said Lot 62A;

THENCE along said North line, South 89°21'55" East, 80.00 feet to the Northeast corner of said Lot 62A, being a point on the aforementioned West line of Pintail Drive;

THENCE departing said North line, along said West line of Pintail Drive, South 00°38'05" West, 45.00 feet to the POINT OF BEGINNING.

Containing 3,600 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

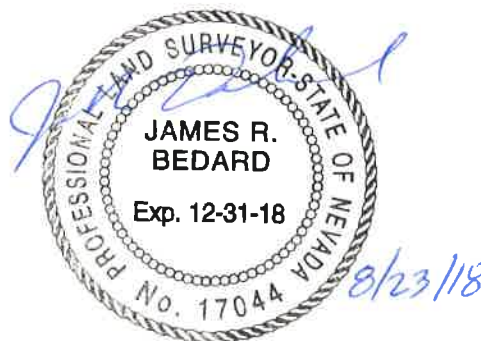
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-7"****LEGAL DESCRIPTION  
ADJUSTED LOT 63B  
RENO SUN, LLC**

A portion of Lot 63A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 63A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said West line, along the South line of said Lot 63A, North 89°21'55" West, 80.00 feet;

THENCE departing said South line, North 00°38'05" East, 45.00 feet to the North line of said Lot 63A;

THENCE along said North line, South 89°21'55" East, 80.00 feet to the Northeast corner of said Lot 63A, being a point on the aforementioned West line of Pintail Drive;

THENCE departing said North line, along said West line of Pintail Drive, South 00°38'05" West, 45.00 feet to the POINT OF BEGINNING.

Containing 3,600 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

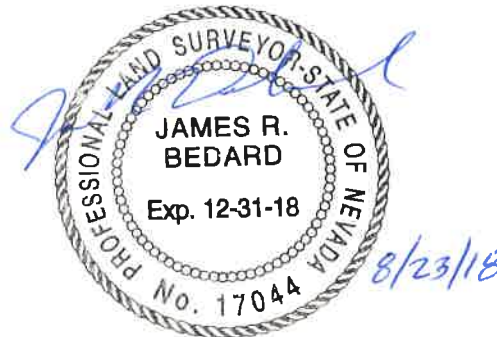
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-8"**

**LEGAL DESCRIPTION  
ADJUSTED LOT 64B  
RENO SUN, LLC**

A portion of Lot 64A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 64A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said West line, along the South line of said Lot 64A, North 89°21'55" West, 80.00 feet;

THENCE departing said South line, North 00°38'05" East, 45.00 feet to the North line of said Lot 64A;

THENCE along said North line, South 89°21'55" East, 80.00 feet to the Northeast corner of said Lot 64A, being a point on the aforementioned West line of Pintail Drive;

THENCE departing said North line, along said West line of Pintail Drive, South 00°38'05" West, 45.00 feet to the POINT OF BEGINNING.

Containing 3,600 square feet of land, more or less.

**BASIS OF BEARINGS**

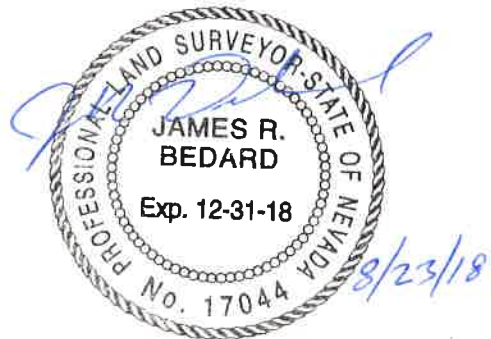
Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of



**EXHIBIT "B-9"****LEGAL DESCRIPTION  
ADJUSTED LOT 65B  
RENO SUN, LLC**

A portion of Lot 65A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 65A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said West line, along the South line of said Lot 65A, North 89°21'55" West, 80.00 feet;

THENCE departing said South line, North 00°38'05" East, 45.00 feet to the North line of said Lot 65A;

THENCE along said North line, South 89°21'55" East, 80.69 feet to the Northeast corner of said Lot 65A, being a point on the aforementioned West line of Pintail Drive and a point on a non-tangent curve to the left, from which the radius point bears South 81°27'15" East, 72.00 feet;

THENCE departing said North line, Southerly along said West line, 9.94 feet along the arc of said curve, through a central angle of 07°54'40";

THENCE continuing along said West line of Pintail Drive, South 00°38'05" West, 35.09 feet to the POINT OF BEGINNING.

Containing 3,603 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

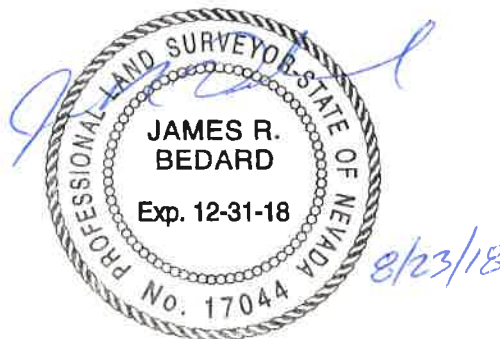
**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of



241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-10"****LEGAL DESCRIPTION  
ADJUSTED LOT 66B  
RENO SUN, LLC**

A portion of Lot 66A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 66A, being a point on the West line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said West line, along the South line of said Lot 66A, North 89°21'55" West, 80.69 feet;

THENCE departing said South line, North 00°38'05" East, 45.00 feet to the Northerly line of said Lot 66A;

THENCE along said Northerly line, South 89°21'55" East, 66.00 feet;

THENCE continuing along said Northerly line, South 56°48'31" East, 30.04 feet to the Northeast corner of said Lot 66A, being a point on the aforementioned West line of Pintail Drive and a point on a non-tangent curve to the left, from which the radius point bears South 56°48'31" East, 72.00 feet;

THENCE departing said North line, Southerly along said West line, 30.97 feet along the arc of said curve, through a central angle of 24°38'44" to the POINT OF BEGINNING.

Containing 3,717 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

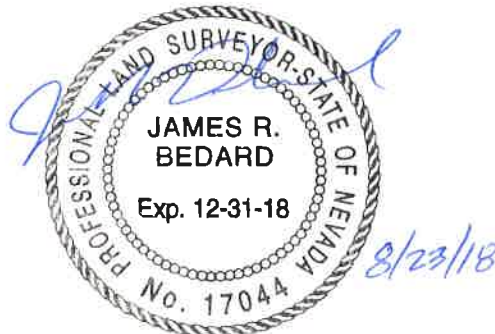
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



## EXHIBIT "B-11"

### LEGAL DESCRIPTION ADJUSTED LOT 103B RENO SUN, LLC

A portion of Lot 103A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 103A, being a point on the Westerly line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said Westerly line, along the Southerly line of said Lot 103A, North  $56^{\circ}48'31''$  West, 30.04 feet;

THENCE continuing along said Southerly line, North  $89^{\circ}21'55''$  West, 66.00 feet;

THENCE departing said Southerly line, North  $00^{\circ}38'05''$  East, 45.00 feet to the Northerly line of said Lot 103A;

THENCE along said Northerly line, South  $89^{\circ}21'55''$  East, 71.00 feet;

THENCE continuing along said Northerly line, South  $30^{\circ}19'53''$  East, 57.65 feet to the Northeast corner of said Lot 103A, being a point on the aforementioned Westerly line of Pintail Drive and a point on a non-tangent curve to the left, from which the radius point bears South  $44^{\circ}51'04''$  East, 72.00 feet;

THENCE departing said Northerly line, Southerly along said Westerly line, 15.03 feet along the arc of said curve, through a central angle of  $11^{\circ}57'27''$  to the POINT OF BEGINNING.

Containing 4,094 square feet of land, more or less.

#### **BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.



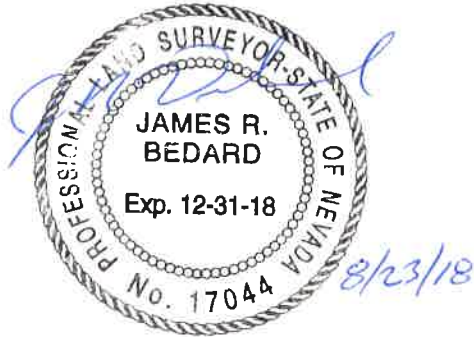
Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



**EXHIBIT "B-12"****LEGAL DESCRIPTION  
ADJUSTED LOT 104B  
RENO SUN, LLC**

A portion of Lot 104A described in Document No. 485311, recorded May 22, 2018 and shown on that Record of Survey in Support of a Lot Line Adjustment, recorded October 6, 2014 as File No. 447947 in Book 10, Page 2825, Official Records of Carson City, Nevada, situate within the Northeast One-quarter (NE 1/4) of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 104A, being a point on the Westerly line of Pintail Drive, a 24-foot wide private street shown on the Final Map for Heritage Park Phase 6, recorded December 22, 2005 as File No. 347539 in Book 9, Page 2585, Official Records of Carson City, Nevada;

THENCE departing said Westerly line, along the Southerly line of said Lot 104A, North 30°19'53" West, 57.65 feet;

THENCE continuing along said Southerly line, North 89°21'55" West, 71.00 feet;

THENCE departing said Southerly line, North 00°38'05" East, 45.00 feet to the Northerly line of said Lot 104A;

THENCE along said Northerly line, South 89°21'55" East, 72.80 feet;

THENCE continuing along said Northerly line, South 24°10'10" East, 93.52 feet to the most Easterly corner of said Lot 104A, being a point on the aforementioned Westerly line of Pintail Drive and a point on a non-tangent curve to the left, from which the radius point bears South 32°53'37" East, 72.00 feet;

THENCE departing said Northerly line, Southwesterly along said Westerly line, 15.03 feet along the arc of said curve, through a central angle of 11°57'27" to the POINT OF BEGINNING.

Containing 4,631 square feet of land, more or less.

**BASIS OF BEARINGS**

Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, high accuracy reference network (NAD 83/94) determined using real time kinematic (RTK) GPS observations of the 2010 Carson City Control Network as shown on Record of Survey Map No. 2749, recorded August 11, 2010, as File No. 403435 in the Official Records of Carson City Nevada.

Rotate the bearings shown herein 0°00'53" counter-clockwise to match the bearings shown on referenced maps 2585 and 2825.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard  
Nevada P.L.S. 17044  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501



<b>Carson City Planning Division</b> <b>108 E. Proctor Street • Carson City NV 89701</b> <b>Phone: (775) 887-2180 • E-mail: planning@carson.org</b>	<b>FOR OFFICE USE ONLY:</b> CCMC 17.03.015 <b>LOT LINE ADJUSTMENT</b> <b>FEE: \$500.00</b> (due at the time of application submittal) + <b>\$60/hr over 4 hours</b> (if required) <b>SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:</b> Application Form Property Owner's Certificate(s) Record of Survey Map Metes and Bounds Legal Description Closure Calculations with Closure Error 8 1/2" x 11" exhibit of Record of Survey Map New Deed with Legal Descriptions Utility Statements Transfer Tax Statement (Declaration of Value) Documentation of Taxes Paid-to-Date  <b>CD or USB DRIVE with complete application in PDF</b>  <b>Application Reviewed and Received By:</b>  <hr/> Submittal Deadline: Anytime during business hours. Note: Submittals must be of sufficient clarity and detail to adequately review the request. Additional information may be required.
<b>FILE # LLA - 18 -</b>	
<b>PROPERTY OWNER #1</b> <span style="float: right;"><b>PHONE #</b></span> Reno Sun LLC <span style="float: right;">(775) 473-1106</span>	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 1701 W Marsh Ave., Suite D, Stockton, CA 95207	
<b>EMAIL ADDRESS</b> SWoodhouse@florsheimhomes.com	
<b>PROPERTY OWNER #2</b> <span style="float: right;"><b>PHONE #</b></span> Parks Dept, City of Carson City	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 3303 Butti Way #9 Carson City, NV 89701	
<b>SURVEYOR</b> <span style="float: right;"><b>PHONE #</b></span> James Bedard <span style="float: right;">(775) 746-3500</span>	
<b>COMPANY</b> Manhard Consulting, Ltd.	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 241 Ridge St, Suite 400, Reno, NV 89501	
<b>EMAIL ADDRESS</b> JBedard@manhard.com	
<b>PRESENT ZONING OF PARCEL(S)</b> MH6-P, PR	

In accordance with the provisions of Section 17.03.015 of the Carson City Municipal Code, application is hereby made for a lot line adjustment between property situated at:

- |  |   |
|--|---|
| <u>Address of Property</u>   | <u>Assessor's Parcel Number of Property</u> |
| 1) 2376,2388,2400,2412,2424,2436,2448,2460,2470,2482, & 2494 Pintail Drive, Carson City, NV 89701: 009-832-36 through -46, inclusive |   |
| 2) 500 Evalyn Drive, Carson City, NV 89701   | 004-016-03                                  |

**ACKNOWLEDGMENT OF APPLICANT(S):**

- 1) I certify that the foregoing statements are true and correct to the best of my knowledge and belief.
- 2) I agree to fulfill all conditions established by the Planning Division and to submit the lot line documentation within 90 days of said approval to the Planning Division for recording. A single 90-day extension may be granted by the Planning Director, if necessary.
- 3) All structures, wells, and/or septic are shown on the plat adjustment map.
- 4) All required documentation has been submitted to the Planning Division.

Applicant's Signature	Date <span style="font-size: 1.2em; vertical-align: middle;">7/3/18</span>
Applicant's Signature	Date

NOTE: ALL DOCUMENTS TO BE RECORDED MUST MAINTAIN A MINIMUM ONE-INCH MARGIN (Top, Bottom, Left, and Right)



## Carson City Planning Division

108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2180 – Hearing Impaired: 711  
planning@carson.org  
www.carson.org/planning

### MINOR VARIANCE NOTICE OF DECISION

March 19, 2019

Applicant: Savannah Dukes  
Manhard Consulting  
241 Ridge Street, Ste 400  
Reno, NV 89501

Owner: Reno Sun LLC  
1701 W. March Ave, Ste D  
Stockton, CA 95207

Re: Minor Variance MVAR-19-026, modifying APNs 009-832-38 thru -46, and -49, and 009-833-19.

Dear Ms. Dukes:

This letter is to inform you that your request for a Minor Variance of less than 10% of the required lot size, lot width, and perimeter (rear) setbacks regarding the subject Assessor's Parcel Number locations referenced above are approved. This approval allows you to modify the parcels as described below:

APN 009-832-38, shown as lot 66B on the submission, to approve a reduction in the lot area from 4,392 square feet to 3,717 square feet, a reduction of less than 10% of the 3,825 square feet required.

APN 009-832-39, shown as lot 65B on the submission, to approve a reduction in the lot area from 4,278 square feet to 3,603 square feet, a reduction of less than 10% of the 3,825 square feet required, and reduce the rear yard setback from 29 feet to 14 feet, a reduction of less than 10% of the 15 feet required.

APN 009-832-40, shown as lot 64B on the submission, to approve a reduction in the lot area from 4,275 square feet to 3,600 square feet, a reduction of less than 10% of the 3,825 square feet required, and reduce the rear yard setback from 29 feet to 14 feet, a reduction of less than 10% of the 15 feet required.

APN 009-832-41, shown as lot 63B on the submission, to approve a reduction in the lot area from 4,275 square feet to 3,600 square feet, a reduction of less than 10% of the 3,825 square feet required, and reduce the rear yard setback from 29 feet to 14 feet, a reduction of less than 10% of the 15 feet required.

★ CLERK ★  
**FILED**  
Time 8:05am

MAR 26 2019

By Sena E. Reseck  
Deputy  
Carson City, Nevada

APN 009-832-42, shown as lot 62B on the submission, to approve a reduction in the lot area from 4,275 square feet to 3,600 square feet, a reduction of less than 10% of the 3,825 square feet required.

APN 009-832-43, shown as lot 61B on the submission, to approve a reduction in the lot area from 4,275 square feet to 3,600 square feet, a reduction of less than 10% of the 3,825 square feet required, and reduce the rear yard setback from 29 feet to 14 feet, a reduction of less than 10% of the 15 feet required.

APN 009-832-44, shown as lot 60B on the submission, to approve a reduction in the lot area from 4,275 square feet to 3,600 square feet, a reduction of less than 10% of the 3,825 square feet required, and reduce the rear yard setback from 29 feet to 14 feet, a reduction of less than 10% of the 15 feet required.

APN 009-832-45, shown as lot 59B on the submission, to approve a reduction in the lot area from 4,275 square feet to 3,600 square feet, a reduction of less than 10% of the 3,825 square feet required.

APN 009-832-46, shown as lot 58B on the submission, to approve a reduction in the lot area from 4,285 square feet to 3,607 square feet, a reduction of less than 10% of the 3,825 square feet required, and reduce the rear yard setback from 28.76 feet to 13.76 feet, a reduction of less than 10% of the 15 feet required.

APN 009-832-49, shown as lot 55B on the submission, to approve a reduction in the lot width from 45 feet to 44.5 feet, a reduction of less than 10% of the 45 feet required.

APN 009-833-19, shown as lot 100B on the submission, to approve a reduction in the lot width from 46.96 feet to 43 feet, a reduction of less than 10% of the 45 feet required, and reduce the lot area from 4,035 square feet to 3,655 square feet, a reduction of less than 10% of the 3,825 square feet required.

This approval is subject to the following conditions:

This approval allows a reduction in the specific lot area, perimeter setback and lot width as shown on the parcels described above, of less than 10% of the required lot area, perimeter setback and/or lot width, in conjunction with submitted lot line adjustment(s) being reviewed separately. This approval is subject to the following conditions of approval:

1. All development shall be substantially in accordance with the site plan and Table A Lot Reduction schedule submitted with the application and as described above. The separate Lot Line Adjustment and building permit plans shall reflect a setback deviation of less than 10% of the required lot size, perimeter setback and lot width in conjunction with the specific dimensions described above.
2. All on-and off-site improvements shall conform to city standards and requirements.
3. The construction building permits and lot line adjustments for which this minor variance is approved shall commence within 12 months of the date of final approval. A single, one-year extension must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this minor variance not be initiated within one year and no extension granted, the minor variance shall become null and void.

4. The applicant must sign and return the notice of decision within 10 days of receipt of notification.

This approval is based on the following findings pursuant to the Carson City Municipal Code Section 18.04.085:

1. That granting of the application will not, under any circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing within the neighborhood of the subject property, and will not be materially detrimental to the public welfare or materially injurious to property or improvements within the neighborhood of the subject property. The encroachments and reductions in the lot size, perimeter (rear) setback and lot width setback are minor and affects a reduction of less than 10% of the required dimensions.
2. That the minor deviation to the required lot size, perimeter (rear) setback and lot width for facilitation of the approval of lot line adjustments and subsequent building permits, will not impair the purpose of the Mobile Home 6,000- Planned Unit Development (MH6-P) zoning district nor the lot size, perimeter (rear) setback and lot width regulations for the subject parcel or surrounding properties.

This is the final decision regarding this Minor Variance application. Should you have any questions, please contact the Planning Division at 887-2180.

Sincerely,



Lee Plemel, AICP  
Community Development Director

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN  
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Division.

  
OWNER/APPLICANT SIGNATURE

3-28-19  
DATE

Savannah Dukes  
PLEASE PRINT YOUR NAME HERE

**RETURN TO:**

Planning Division, 108 East Proctor Street, Carson City, NV 89701

- Enclosures:
1. Planning Division Notice of Decision (2 copies – Please sign and return only one; the second copy is for your records.)
  2. Self-Addressed Stamped Envelope





Civil Engineering  
 Surveying  
 Water Resources Management  
 Construction Management  
 Landscape Architecture  
 Land Planning

March 1, 2019

Ms. Hope Sullivan  
 Planning Manager  
 Carson City Community Development  
 108 East Proctor St.  
 Carson City, NV

**RE: REQUEST FOR MINOR VARIANCE FOR APNS 009-833-19, 009-832-46, 009-832-45, 009-832-44, 009-832-43, 009-832-42, 009-832-41, 009-832-40, 009-832-39, 009-832-38, 009-832-49; HERITAGE PARK**

Dear Ms. Sullivan:

On behalf of Reno Sun, LLC., Manhard Consulting is requesting a Minor Variance pursuant to Carson City Municipal Code Section 18.02.085, Variances. The variance request is for a modification to lot widths, peripheral setbacks and reducing minimum lot sizes from 3,825 square feet as required by the Heritage Park PH 6 PUD to 3,600 square feet on 11 lots within the Quail Run Subdivision. The lots have a Master Plan designation of Medium Density Residential and are zoned Mobilehome - 6,000 sf PUD.

- Lot 55B (APN 009-832-49) has an existing wall running through the southern portion of the lot. The applicant proposes to relocate the property line to reflect the location of the existing wall.
- Lots 58B-66B (APNs 009-832-46, 009-832-45, 009-832-44, 009-832-43, 009-832-42, 009-832-41, 009-832-40, 009-832-39, 009-832-38) have a Carson City Public Utility Easement running through the rear of the lots. The applicant proposes to reduce the rear yards and offer the property included in the easement to Carson City through a Lot Line Adjustment.
- Lot 100B (APN 009-833-19) is adjacent to a developed zipper lot. The applicant proposes to reconfigure lot 100B with a straight lot line to provide an adequate setback and side yards.

The requested variance would result in deviations ranging per lot from 1.1% to no more than 8.3%. A detailed breakdown of reductions per lot may be found in Table A, below, and in corresponding Exhibit A. Signed Lot Line Adjustment applications are included as written consent from adjacent property owners who are affected by the requested deviation.

*MVAR - 19-026*  
**RECEIVED**  
**MAR 01 2019**  
 CARSON CITY  
 PLANNING DIVISION

1

TABLE A – LOT REDUCTIONS:

LLA - 18-144 (Lot 100)									
Lot Number	APN	Average Width (ft)				Area (sf)			
		Required	Pre-LLA	Post-LLA	Percent of reduction	Required	Pre-LLA	Post-LLA	Percent of reduction
100B	009-833-19	45	46.96	43.00	4.4%	3825	4035	3655	4.4%
-4.5 to min 40.5 ok - 382.5 min 3,442.5 ok									
LLA - 18-145 (Carson City)									
Lot Number	APN	Area (sf)				Rear Setback Distance(ft)			
		Required	Pre-LLA	Post-LLA	Percent of reduction	Required	Pre-LLA	Post-LLA	Percent of reduction
58B	009-832-46	3825	4285	3607	5.7%	15	28.76	13.76	8.3%
59B	009-832-45	3825	4275	3600	5.9%	15	34.50	19.50	N/A
60B	009-832-44	3825	4275	3600	5.9%	15	29.00	14.00	6.7%
61B	009-832-43	3825	4275	3600	5.9%	15	29.00	14.00	6.7%
62B	009-832-42	3825	4275	3600	5.9%	15	34.50	19.50	N/A
63B	009-832-41	3825	4275	3600	5.9%	15	29.00	14.00	6.7%
64B	009-832-40	3825	4275	3600	5.9%	15	29.00	14.00	6.7%
65B	009-832-39	3825	4278	3603	5.8%	15	29.00	14.00	6.7%
66B	009-832-38	3825	4392	3717	2.8%	15	33.72	18.72	N/A
-3825 = not less than 3442.5 -1.5 to 13.5 all ok									
LLA - 18-146 (Lot 55)									
Lot Number	APN	Average Width (ft)				Percent of reduction			
		Required	Pre-LLA	Post-LLA	Percent of reduction	Required	Pre-LLA	Post-LLA	Percent of reduction
55B	009-832-49	45	45.00	44.50	1.1%				
-4.5 to min 40.5 ok									

The following appendices are attached to this Variance Request:

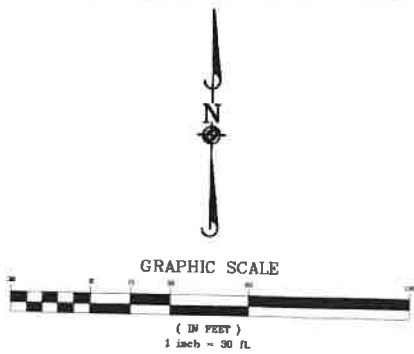
- Signed Lot Line Adjustment Applications ..... Appendix A
- Vicinity Map ..... Appendix B
- Survey Maps ..... Appendix C

Please contact me at 775-321-6545 or [sdukes@manhard.com](mailto:sdukes@manhard.com) should you have any further questions. Thank you for your help and time processing this request.

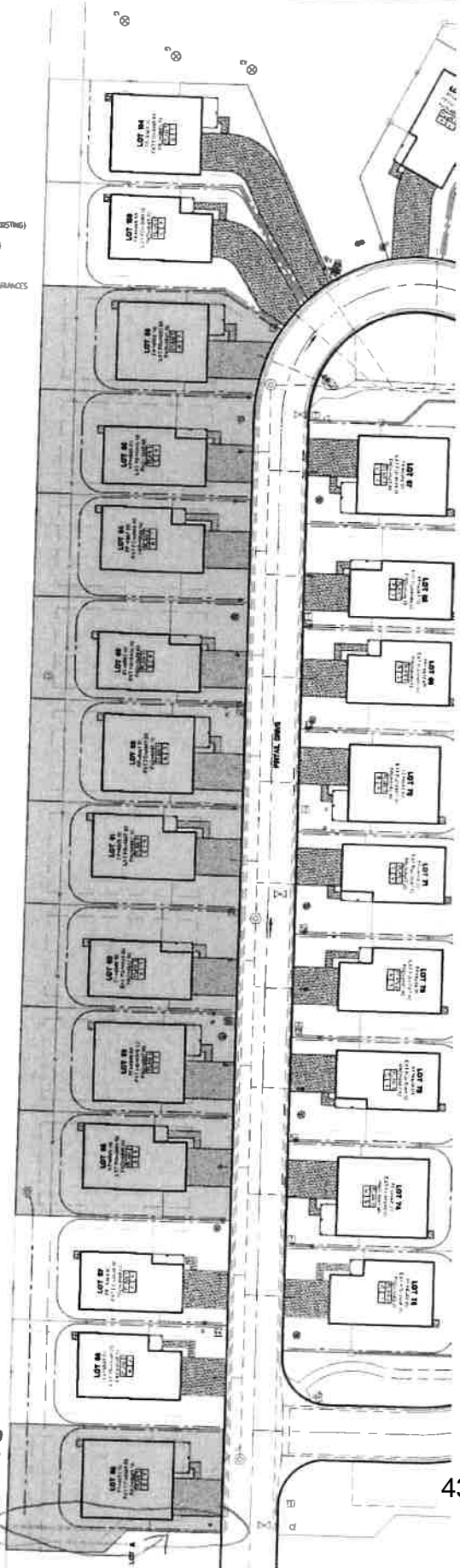
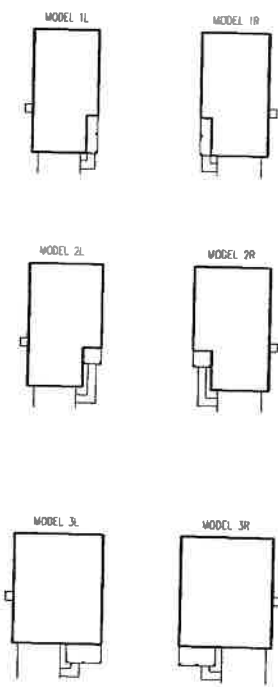
Sincerely,  
Manhard Consulting



Savannah Dukes  
Project Coordinator



- LEGEND
- ☐ POWER POLE
  - CABLE
  - ☐ TELEPHONE
  - ⊗ WATER METER
  - ⊗ WATER GALL VALVE
  - ⊕ FIRE HYDRANT
  - ⊙ SANITARY SEWER
  - WPC
  - - - 6" TALL WOOD FENCE (GRAY IF EXISTING)
  - - - 6" TALL IRON FENCE (BETWEEN COLUMNS (GRAY IF EXISTING))
  - - - 6" TALL 6" WIDE MASONRY WALL (GRAY IF EXISTING)
  - 15" x 18" x 6" TALL MASONRY COLUMN
  - AREA AFFECTED BY LOT LINE ADJUSTMENTS @ 34 VARIANCES



544  
B.



DATE	BY	DESCRIPTION
1/11/11	JL	ISSUED FOR PERMIT
1/11/11	JL	ISSUED FOR PERMIT
1/11/11	JL	ISSUED FOR PERMIT
1/11/11	JL	ISSUED FOR PERMIT
1/11/11	JL	ISSUED FOR PERMIT

CAPITAL VILLAGE  
 CARSON CITY, NEVADA  
 NEIGHBORHOOD PLAN

**Manhard**  
 CONSULTING LTD

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 Professional  
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

NO.	DESCRIPTION	DATE	BY

EXHIBIT A